

013.0

0008

0013.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,108,600 / 1,108,600
USE VALUE: 1,108,600 / 1,108,600
ASSESSED: 1,108,600 / 1,108,600
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6-8		PARKER ST, ARLINGTON

OWNERSHIP	Unit #:	
Owner 1: TRUONG HUNG		
Owner 2: LI JESSICA		
Owner 3:		
Street 1: 6 PARKER ST		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: ATKINSON LOUISE E/TRUSTEE -	
Owner 2: ATKINSON FAMILY TRUST -	
Street 1: 6 PARKER ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Aluminum Exterior and 3019 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950	Sq. Ft.	Site			0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4950.000	649,100	4,700	454,800	1,108,600		10801
							GIS Ref
							GIS Ref
							Insp Date
							03/21/18

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Total Card / Total Parcel

1,108,600 / 1,108,600

USER DEFINED

Prior Id # 1:	10801
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	19:51:14
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	649,100	4700	4,950.	454,800	1,108,600		Year end	12/23/2021
2021	104	FV	562,500	4700	4,950.	454,800	1,022,000		Year End Roll	12/10/2020
2020	104	FV	562,600	4700	4,950.	454,800	1,022,100		Year End Roll	12/18/2019
2019	104	FV	416,100	4700	4,950.	483,200	904,000		Year End Roll	1/3/2019
2018	104	FV	416,500	4700	4,950.	352,500	773,700		Year End Roll	12/20/2017
2017	104	FV	389,800	4700	4,950.	307,000	701,500		Year End Roll	1/3/2017
2016	104	FV	389,800	4700	4,950.	261,500	656,000		Year End	1/4/2016
2015	104	FV	345,900	4700	4,950.	255,800	606,400		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ATKINSON LOUISE	1567-98	1	12/30/2020		1,220,000	No	No		
ATKINSON GEORGE	1157-120		6/25/1996			No	No	Trustee change 2014	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/16/2021	291	Add Att	55,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2021	SQ Mailed	MM	Mary M
3/21/2018	Inspected	BS	Barbara S
2/21/2018	MEAS&NOTICE	BS	Barbara S
2/2/2009	Meas/Inspect	189	PATRIOT
4/25/2000	Inspected	263	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	163	PATRIOT
8/25/1993		PC	PHIL C
Sign:	VERIFICATION OF VISIT NOT DATA		

